

46-6

6873PG045

NO TRANSFER
TAX PAID

WARRANTY DEED
(Joint Tenancy – Statutory Short Form)
010726

Anne A. Smith (f/k/a Anne A. London) of Waterville, Kennebec County, Maine, for consideration paid, grant to **Anne A. Smith and Percy B. Smith, Jr.**, whose mailing address is 11 Martin Avenue, Waterville, Maine 04901, as **joint tenants**, with Warranty Covenants, a certain lot or parcel of land situated in the City of ~~Waterville~~, County of Kennebec and State of Maine, and bounded as follows, to wit:

Beginning at an iron pin in the intersection of the northerly line of Aubrey Street and the westerly line of Martin Avenue; thence northerly along the westerly line of Martin Avenue a distance of sixty and eight hundredths (60.08) feet to an iron pin; thence deflecting westerly an angle of twenty-three degrees and fifty-eight minutes (23° 58') and being still in the westerly line of Martin Avenue, a distance of eighty (80) feet; thence westerly at a right angle a distance of one hundred twenty five (125) feet; thence southerly at a right angle a distance of eighty five (85) feet, more or less, to the northerly line of Aubrey Street; thence easterly along the northerly line of Aubrey Street a distance of one hundred ten and eight hundredths (110.08) feet to the point of beginning.

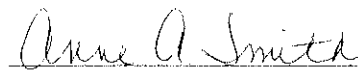
Meaning and intending to describe Lot #89 as shown on a plan entitled "Academy Acres" dated June 25, 1987 by R.G. Knowlton and to be recorded, and subject to the following restrictions number I to IX, inclusive, which will be binding upon the said grantees and all persons claiming or holding under said grantees, for a period extending to January 1, 1995, and which, until said date, shall be deemed as covenants running with the title to said land, and reference is hereby made to Warranty Deed from Walter M. Heyne, Jr. and Mildred H. Heyne to John R. Abbe and Susan R. Abbe dated April 12, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1467, Page 3 for a more particular description thereof.

BEING the same premises conveyed by John R. Abbe and Susan R. Abbe to Anne A. London and Leonard R. London by deed dated November 10, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4548, Page 266. Anne A. London (n/k/a) Anne A. Smith acquired full title to the above described property as surviving joint tenant.

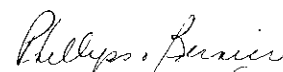
Witness my hand and seal this 8th day of April, 2002



Witness



Anne A. Smith



46-6

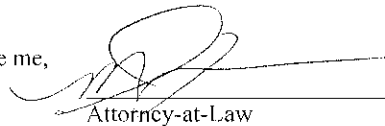
PK 6873PG046

STATE OF MAINE
KENNEBEC, ss.

April 8, 2002

Personally appeared the above named Anne A. Smith and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Attorney-at-Law

MICHAEL F. PHILLIPS

PRO 8219

RECEIVED KENNEBEC SS.

2002 APR 10 AM 9:00

ATTEST: 
REGISTER OF DEEDS